

Heldenfels, Leane

From: sara schmidt [REDACTED]
Sent: Monday, March 14, 2016 7:51 AM
To: Heldenfels, Leane
Subject: Board of Adjustment, March 14, 2016

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Case Number: C15-2016-0011, 3406 17th St.
Contact: Leane Heldenfels
Public Hearing: Board of Adjustment, March 14, 2016

My name is Sara Schmidt, I live at 1603 E M Franklin Ave, and am **opposed** to the variance requested by Jim Bennett for 3406 E 17th St. I have been involved with the majority of the neighborhood meetings since the February variance hearing and find the development proposed by Bridgewater Homes to be against the interest of my neighborhood.

Bridgewater claims that the property owned by St. James Missionary Baptist Church presents a hardship and adversely affects the property. This is untrue and is evident in Bridgewater Homes' Preliminary Site Plan #1 presented to the MLK Neighborhood Association, which indicates construction of 31 units on this property within the setbacks required by the conformity requirements. The property owned by St. James Church to the west and east of the proposed site is undeveloped and could be sold and developed as single family homes in the future. Furthermore, there is an existing house located adjacent to the proposed development that needs to have their privacy and property value protected by maintaining the 25' setback and 30' height restrictions.

Although it is true that existing Johnson Custodial Home is an eyesore for the neighborhood, the proposed variance would allow a density and height of homes that is inappropriate and damaging to the surrounding neighbors. Greenwood Ave climbs in elevation to the North from 12 St., with this property located at the top of hill. The proposed height of 32 foot units with the additional height of the rooftop decks will be towering over the small 1 story homes that make up this neighborhood, which will be even more dramatic by the change in elevation. This will invade privacy, damage property values, and block skyview of the surrounding neighbors. The reduced setbacks would allow for more developable area which will likely result in more density negatively impacting the neighborhood with increased traffic and parking issues.

The claim that this development will bring affordable housing to the area is false. The units are proposed to be at a cost of \$300K-\$500K for 2 br units between 1000 and 1300 sq ft.

Bridgewater Homes presentation of information and the short timeline has made it difficult for the neighborhood to understand the project and come to a good compromise. As recently as March 7th, the Neighborhood was presented with plans that had conflicting information on sizes and dimensions of units and we have never been provided with drawings showing floorplans, parapets, and guardrails as instructed by The Board. Currently, the proposed development Preferred Site Plan #2 would include 3 story units 50 ft or less from the property line and closer than 10' to each other. This would not be allowed by the conformity requirements even if the variance is granted. This has put the neighborhood in the position to try to negotiate concessions on a proposed project that isn't feasible. I think that it may be possible for the neighborhood and Bridgewater to come to a good compromise, but more time and information would be needed.

Sincerely,

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PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing;

- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2016-0011, 3406 17th St.
Contact: Leane Heldenfels, 512-974-2202, leaneheldenfels@austintexas.gov
Public Hearing: Board of Adjustment, March 14th, 2016

CARMEN SAUNDERS
Your Name (please print)
3500 E. 17th ST. AUSTIN 78721

☐ I am in favor of this object

Leanne Saunders
Your address(es) affected by this application
3/13/2016

Daytime Telephone: (512) 921-8722
Signature

Comments: Leanne was very cooperative concerning due to dead-end. Alleneq issue due to 3406 E 17th is higher than 3500 E 17th. Several piles of dirt & rubble at 3406 E, 17th St. Also, keep restrictions regarding to keep at 25' instead of 5' away from 3500 E 17th St.

Comments must be returned by noon the day of the hearing to be seen by the Board at this hearing:

Mail: City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels
P. O. Box 1088

Austin, TX 78767-1088

(Note: comments postmarked on the TH prior to the hearing or sooner may not be received timely for this hearing)

Fax: (512) 974-6305

Email: leaneheldenfels@austintexas.gov